

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 2, 2014, scheduled for 7:00 PM at the Westfield City Hall.

Opening of Meeting: 7:00 PM

Roll Call: Note Presence of a Quorum.

APC Members Present: Randy Graham, Steve Hoover, Ken Kingshill, Andre Maue, Bill Sanders, Robert Spraetz, and Danielle Tolan.

City Staff Present: Kevin Todd, Senior Planner; Andrew Murray, Associate Planner; Ryan Clark, Associate Planner; Jeffrey Lauer, Associate Planner; and Brian Zaiger, City Attorney

Approval of Minutes: May 19, 2014 APC Minutes

Motion: To approve the Minutes the May 19, 2014 APC Meeting.

Motion: Tolan; Second: Spraetz; Vote: Approved 7-0

Murray reviewed the APC Rules & Procedures.

Case No. 1405-DP-16 & 1405-SPP-12

Description: *North Walk*

740 North Union Street

The Anderson Corporation, by Elements Engineering, requests Development Plan and Primary Plat approval for 7 duplex lots on approximately 2.648 acres+/- in the North Walk PUD District.

Todd presented a project overview for 1405-DP-16 & 1405-SPP-12, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the May 5, 2014 meeting.

Todd recommended approval of 1405-DP-16 & 1405-SPP-12 with the following condition: That all necessary approvals to be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and Citizens Westfield prior to the issuance of an improvement location permit.

Motion to approve Petition 1405-DP-16 & 1405-SPP-12 with staff's recommended condition.

Motion: Graham: Second: Maue: Vote: 6-1 (Sanders) to approve with staff's recommended condition.

Case No. 1405-DP-12 & 1405-SPP-09

Description: *Woodbury Ridge*

East side of Casey Road approximately 2,000 feet north of SR 32

Redwood Acquisition, LLC, by American Structurepoint, Inc. requests Development Plan and Primary Plat approval for 136 multi-family units on approximately 20 acres+/- in the Springmill Trails PUD District.

Lauer presented a project overview for 1405-DP-12 & 1405-SPP-09, as outlined in the staff report and highlighted changes that were made to the petition since the public hearing at the May 5, 2014 meeting. Lauer and the petitioner were available for questions.

Lauer recommended approval of 1405-DP-12 & 1405-SPP-09 with the following condition: That all necessary approvals to be obtained from the Westfield Public Works Department prior to the issuance of an improvement location permit.

Hoover expressed concern that all the buildings are in relatively unbroken line as viewed from the street, and stated that he does not think that this is the best design or look. He also stated that he does not like the look of a large number of garage doors in a row. He requested that all of the sides of garages that face a right-of-way include a window, as is shown in some of the pictures in the packet.

Jim Frey, Redwood Acquisitions, LLC stated that they will address the request to have windows on the garages that face the right-of-way. He added that the buildings are staggered and not in a straight line.

Motion to approve Petition 1405-DP-12 & 1405-SPP-09 with the following conditions:

1. That all necessary approvals to be obtained from the Westfield Public Works Department prior to the issuance of an improvement location permit;
2. That any ends of buildings that front the public right-of-way have windows as shown in the elevations.

Motion: Hoover: Second: Tolan: Vote: 7-0 to approve with stated conditions.

Case No. 1406-PUD-09 [PUBLIC HEARING]

Description: The Junction PUD

Northeast corner of U.S. 31 and State Road 32

Westfield Community Investors, LLC, by EdgeRock Development, LLC requests a change in zoning of 14.1 acres+/- from the SF-3 District to the Junction PUD District.

Todd presented a project overview for 1406-PUD-09, as outlined in the staff report. He introduced the petitioner, Randy Zentz, Westfield Community Investors, LLC for further presentation.

Zentz gave a presentation of the proposal.

Hoover asked for clarification regarding the future uses of Buildings 3, 4 and 5.

Zentz responded that they are still in the planning phases of that portion of the project, but that Building 3 could potentially be a restaurant and/or retail; and Buildings 4 and 5 could be office and/or retail uses.

Hoover requested that due to the proximity of these buildings to the neighbors, the petitioner

needs to be sensitive to concerns of the home owners regarding uses, building height, building architecture, and buffering.

Kingshill asked for clarification regarding the potential senior housing use.

Zentz said that if the use ends up being a part of the project, that it would likely be in a single, larger building on the east side of Shamrock Boulevard that would replace what is shown on the concept plan as Buildings 3, 4 and 5.

Maue asked for clarification on the proposed parking lots.

Zentz said that the concept plan depicts an average of what would be required for the current list of probable users that he is talking to. He added that they are currently exploring the idea of adding covered parking north of Building 8, and possibly leasing additional space from the schools for additional parking north of Buildings 5 and 8.

Kingshill asked about the height of Buildings 1 and 8.

Zentz said that because U.S. 31 will be elevated to 27.5 feet above grade at this location, a three-story Building 1 is likely what will be needed for the building to be seen from the highway. He added that the elevation of the highway drops approximately five (5) feet in elevation as it goes north between Building 1 and Building 8, so a two-story Building 8 would likely be visible from U.S. 31. Zentz added that he will work with staff on addressing a minimum building height requirement in the PUD Ordinance.

Kingshill asked if the Parks Department has been involved with this project, regarding trails, parks, sidewalks and pedestrian crossings.

Zentz said that he has had some preliminary discussions with the Parks and Recreation Director, Melody Jones, about this project.

Public Hearing opened at 7:41 pm.

Kevin Haag, 202 Creekwood Drive: Stated that he inherited this home last year, after his mother had lived there for 56 years. He stated that he is concerned with the increased traffic that this project will bring. He stated that the last time the schools did an expansion, Creekwood Drive and Highwood Drive began to crumble after construction traffic had used them for several weeks. He expressed a desire for the construction traffic of this project to not use the nearby neighborhood streets. He also said that the developer and the schools need to come up with a plan to address traffic in this area.

Charles Siebe, 224 Highwood Drive; Stated that he has lived in this neighborhood for almost 40 years and has seen a lot of changes. He stated that he is opposed to this development because he does not want to look at the backs of businesses/hotels from his property. He stated that he does not believe that a hotel use is appropriate next to a school. He expressed concern with the transient nature of the hotel's visitors being a safety concern for the school children. He also stated that he does not want traffic from the new commercial center using the residential streets.

Russell A. Lamb, 226 Highwood Drive; Expressed concern regarding traffic and vehicular circulation in and around this site. He stated that he does not believe the new roundabout was designed with this type of commercial traffic in mind. He also expressed concern regarding drainage, stating that the schools have said in the past that they would fix the existing problems in the area, and have not done so. Lamb also expressed concern with the possibility of buildings being taller than three-stories; and he expressed his desire for them to be even lower than three-stories. He also expressed concern with more office space being built, stating that he doesn't want it to sit empty. He added that he believes that Westfield already can't fill the office space that is already available.

Public Hearing closed at 7:50 pm.

Zentz responded that he will work with staff and neighbors on building height concerns. He added that the drainage laws will be followed and this project will not make any existing drainage situations worse. He also noted that the schools are working on a solution to help alleviate traffic concerns.

Hoover stated that he would like to see the PUD Ordinance establish limits on the heights of Buildings 4 and 5, and that a minimum building height be established for Buildings 1 and 8.

Lamb requested that the Commission strongly consider not allowing a hotel use so close to a school. He suggested that it may be more appropriate that a hotel be located in Building 1 and not Building 8.

No action is required at this time.

Case No. 1406-SPP-13 [PUBLIC HEARING]

Description: Commons Cove
18130 Casey Road
Paul Commons, by The Sneider Corporation requests Primary Plat review for 2 lots on approximately 1.409 acres+/- in the Springmill Trails PUD District.

Todd presented a project overview for 1406-SPP-13, as outlined in the staff report. He stated that the right-of-way may change slightly before this petition comes back to the APC for approval because the design of the roundabout that is located south of this property is still being finalized. He stated that the petitioner's representative was available for questions.

Kingshill was asked how 1.409 acres in the middle of the Springmill Trails PUD was being subdivided.

Todd said that this parcel was sold to the petitioner of the Springmill Trails PUD by the previous owner. He added that the Springmill Trails PUD Ordinance does not prohibit subdivision in this manner, adding that the PUD Ordinance does not require a minimum amount of acreage or a minimum number of lots to be plated. He also added that the PUD Ordinance does not require substantial compliance with the concept plan in the PUD Ordinance.

Tolan asked how many driveways would be allowed.

Todd responded that each new lot would be permitted a single driveway cut onto Casey Road.

Kingshill asked which district of the Springmill Trails PUD this property was within.

Todd responded that it falls within the Residential District 2 of the Springmill Trails PUD. He added that any home built would have to meet the Residential District 2 architectural standards.

Public Hearing opened at 7:59 pm. Nobody spoke.

Public Hearing closed at 8:00 pm.

No action is required at this time.

Case No. 1406-DP-18 & 1406-SPP-14 [PUBLIC HEARING]

Description: *Spring Orchard North*
East side of Casey Road, appx. 1,300' south of 186th Street
Platinum Properties Management Company, LLC, by Stoeppelwerth and Associates, Inc. requests Development Plan and Primary Plat review for 44 single-family residential lots on approximately 15.99 acres+/- in the Springmill Trails PUD District.

Clark presented a project overview for 1406-DP-18 & 1406-SPP-14, as outlined in the staff report. He stated that the petitioner's representative was available for questions.

Horkay asked what the safety requirements around retention ponds were.

Todd said they would check standards and return with an answer at the next meeting.

Public Hearing opened at 8:03 pm. Nobody spoke.

Public Hearing closed at 8:04 pm.

No action is required at this time.

Case No. 1406-DP-17 & 1406-SIT-08 [PUBLIC HEARING]

Description: *LOR Corporation*
950 Tournament Trail
LOR Corporation, by RQAW Corporation requests Detailed Development Plan and Site Plan review for a new multi-tenant commercial building on approximately 2.57 acres +/- in the 32 at 31 Henke Center, in the GB District.

Murray presented a project overview for 1406-DP-17 & 1406-SIT-08, as outlined in the staff report. He stated that the petitioner's representative was available for questions.

Eric Welflen, RQAW, petitioner's representative, presented details of 1406-DP-17 & 1406-SIT-08 petitions.

Kingshill asked about the building materials on the north building elevation.

Weflen responded that it is primarily masonry with a parapet wall. He added that the parapet also included a metal panel as an accent.

Hoover asked to see an elevation of the north elevation. He also asked if a column-like effect could be created using material changes.

Sanders asked where deliveries would occur.

Weflen responded that they will be at the doors on the rear of the building.

Sanders asked if the delivery doors would be overhead doors.

Weflen responded that they would not be overhead doors.

Maue asked about the circulation pattern for a drive-thru window.

Murray responded that staff is working with the petitioner and WPWD on this issue.

Public Hearing opened at 8:17 pm. Nobody spoke.

Public Hearing closed at 8:18 pm.

Maue requested that gas meters and similar equipment be located on the north elevation of the building.

No action is required at this time.

Case No. 1406-DP-19 & 1406-SIT-09 [PUBLIC HEARING]

Description: *Westfield High School Community Stadium*
18250 N. Union Street
Westfield-Washington Schools, by Cripe Architects and Engineers requests
Detailed Development Plan and Site Plan review for the Westfield High School
Community Stadium on approximately 77.27 acres +/- in the GB-PD District.

Murray presented a project overview for 1406-DP-19 & 1406-SIT-09, as outlined in the staff report. He stated that the petitioner's representatives were available for questions.

Nick Verhoff, Westfield Washington Schools, the petitioner, gave a presentation of the project. Jeff Olson, CSO Architects was also available for questions.

Sanders asked about seating capacity.

Verhoff responded that it is designed to seat a total of 5,600 people, 4,400 for the home side and 1,200 for the visiting side. He added that the home seating can be expanded in the future, if needed.

Kingshill asked if the bleachers will be able to be seen from US 31.

Verhoff responded that they could be visible, but that a 10'-12' berm along the highway would block some of the view.

Kingshill asked if there would be signage on the back of the home bleachers.

Verhoff responded that they would like to have a message board on the back of the press box.

Public Hearing opened at 8:30 pm. Nobody spoke.

Public Hearing closed at 8:31 pm.

No action is required at this time.

Case No. 1406-PUD-10 [PUBLIC HEARING]

Description: *Springmill/186th Street PUD*

505 W 186th Street

Sundown Gardens, Inc., by Coots, Henke & Wheeler, P.C. requests a change in zoning of 16 acres +/- from the AG-SF1 District to the Springmill/186th Street PUD district.

Lauer presented a project overview for 1406-PUD-10, as outlined in the staff report. He stated that the petitioner's representative was available for questions.

Mr. Dave Coots, representing Sundown Gardens, gave a brief presentation of the project. He noted that the name of the project has changed to "Garden Market PUD".

Kingshill asked if all 16 acres would be under the control of Sundown Gardens, Inc. or if they would be selling off parcels?

Coots responded that they do not plan on selling off parcels.

Graham stated that he thinks this plan is a great asset to the community.

Public Hearing opened at 8:47 pm. Nobody spoke.

Public Hearing closed at 8:48 pm.

No action is required at this time.

Case No. 1405-DP-14 & 1405-SPP-13 [CONTINUED]

Description: *Retreat on the Monon*

Southwest and Southeast corners of 161st Street and Monon Trail

Pulte Group, by Weihe Engineering requests Development Plan, Primary Plat,

And associated plat waiver request approval for a 90-unit condominium

Development on approximately 13.52 acres +/- in the Viking Meadows PUD District.

Case No. 1405-SPP-11 [CONTINUED]

Description: *Grand Park Village, Section I*
Henke Development Group, by Weihe Engineers, Inc. requests Primary Plat approval for 6 lots on approximately 9 acres +/- in the Grand Park Village PUD District.

Case No. 1402-REZ-01 [CONTINUED TO JUNE 16, 2014]

Description: *Oak Park*
Generally located on the southeast corner of 161st Street and Carey Road fronting on Oak Park Circle.
Pedcor Investments, LLC requests a change in zoning of approximately 35.3 acres +/- from the AG-SF1 District to the SF-2 District.

Case No. 1209-PUD-11 (CONTINUED)

Description: *Springmill Corner PUD*
SE corner of Springmill Road and 161st Street; Cooperstown Partners, LLC request a change in zoning of approximately 6.5 acres from AG-SF1 to the Springmill Corner PUD.

REPORTS/COMMENTS

APC MEMBERS

No report.

CITY COUNCIL LIAISON

No report.

BZA LIAISON

No report.

ECD STAFF

No report.

ADJOURNMENT (8:52 p.m.)

Motion: Maue; Second: Tolan: Motion passed by voice vote.

President, Ken Kingshill

Vice President, Randy Graham

Secretary, Matthew S. Skelton